Davidson County DEEDWARRSP
Recvd: 03/27/15 13:11 6 pgs
Fees:33.00 Taxes:1017.50
20150327-0026640

This Instrument Was Prepared By:
CAMPBELL LAW SOLUTIONS
Attorneys At Law
P.O. Box 60600
Nashville, TN 37206-0600

Address New Owner As And Send Tax Bills To:

Charles H. Geny
7135 Charlotte Pike, Suite 200
Nashville, TN 37209

Map/Parcel Number:

Map 114, Parcel 149.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **William J. Green**, unmarried, and **Nellie I. Green**, unmarried (collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Charles H. Geny** (Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A that is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantors, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being collectively the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, and the Grantee's heirs, successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B that is attached hereto and made a part hereof by this reference.

The Grantors covenant that they are lawfully seized and possessed of the Property; that the Grantors have full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by the Grantors, except to the extent otherwise set forth in Exhibit B hereto; and the Grantors will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under the Grantors, but not otherwise.

Whenever in this instrument the terms Grantors and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantors have executed this deed on this 27th day of March, 2015.

William J. Green by Donna G. Wayman
William J. Green, by Donna G. Wayman,
Attorney-In-Fact

Nellie I. Green by Donna G. Wayman
Nellie I. Green, by Donna G. Wayman,
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Kimberly H. Wayman
Affiant

Subscribed and sworn to before me, this the 27th day of March, 2015.

Kenneth L Campbell
Notary Public For The State Of Tennessee
My Commission Expires: January 9, 2016

KENNETH L. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Donna G. Wayman, as attorney-in-fact for William J. Green and Nellie I. Green, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as the free act and deed of William J. Green and Nellie I. Green.

WITNESS my hand and seal at office at Nashville, Tennessee, on this the 27th day of March, 2015.

Kenneth L Campbell
Notary Public For The State Of Tennessee
My Commission Expires: January 9, 2016

KENNETH L. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
Legal Description

Land in the 8th formerly the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Michael V. Holmes, November 18, 1975, being part of Lot No. 2 on the Plan of the John D. Brown Property, described as follows:

Beginning at the common corner of Lot Nos. 2 and 3, said beginning point being the center line of Charlotte Pike, 414.6 feet east of the center line between Lot Nos. 2 and 3, thence, N. 17° 04' 32" W. 40 feet to the beginning corner (witness pin) of property and continuing 404.62 feet to an iron pin, thence, S. 79° 49' 52" W, 180.04 feet to an iron pin, thence, N. 17° 08' 53" W., 293.95 feet to witness pin, thence, N. 46° 30' 08" N 200.00 feet to witness pin which is point of beginning of said Lot No. 2; said common lot contains 1.59 acres, more or less.

Excluded from the foregoing is the following:

> Beginning at the point of intersection of the existing south margin of State Route 24 and the west boundary of the J.M. Gowin, etux property; thence with said west boundary south 13 degrees 15 minutes 08 seconds east 39.02 feet; thence south 50 degrees 29 minutes 52 seconds west 200.94 feet to a point in the east boundary of the N.C. Deal, et ux property; thence with said east boundary north 12 degrees 40 minutes 43 seconds west 39.22 feet in the existing south margin of State Route 24; thence with said margin northeastwardly 200 feet, more or less, to the point of beginning and containing 7,025 square feet, being the same property conveyed to the State of Tennessee by deed of record in Book 7847, Page 341, in the Register's Office for Davidson County, Tennessee.

Being the same property (before the foregoing exclusion) conveyed to J.M. Green and wife, Janie Foster Green, by deed from Arthur L. Ferguson and wife, Virginia Ferguson, of record in Book 1877, Page 337, in the Register's Office for Davidson County, Tennessee. J.M. Green died, thereby making Janie Foster Green the sole owner of the property. Janie Foster Green then died intestate, and the property was inherited by William J. Green, Dorris O. Green and Nellie I. Green, as evidenced by an affidavit of heirship recorded as Instrument No. 20010924-0102918, in the Register's Office for Davidson County, Tennessee. Dorris O. Green then died intestate, and her interest in the property was inherited by William J. Green and Nellie I. Green, as evidenced by an affidavit of heirship recorded as Instrument No. 20150327-0026636, in the Register's Office for Davidson County, Tennessee, thereby leaving William J. Green and Nellie I. Green as the owners of the property.

This is improved property known as 7351 Charlotte Pike, Nashville, Tennessee 37209 [Tax Map 114, Parcel 149.00].

Exhibit B
Exceptions

1. 2015 Davidson County property taxes for Tax Map 114, Parcel 149.00, a lien, but not yet due and payable.

2. Right-of-way easement to the Tennessee Electric Power Company, of record in Book 787, Page 3, in the Register's Office for Davidson County, Tennessee.

3. Utilities easement to Harpeth Valley Utilities District, of record in Book 7243, Page 638, in the Register's Office for Davidson County, Tennessee.

4. Utilities easement to Harpeth Valley Utilities District, of record in Book 7243, Page 641, in the Register's Office for Davidson County, Tennessee.

5. Title to the portion of the property within the boundaries of any roads.

CERTIFICATE OF AUTHENTICITY

I, Lee Ann Campbell, do hereby make oath that I am a licensed attorney and, or, the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lee Ann Campbell

Lee Ann Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Lee Ann Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: 07/03/2017

